

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
SPAETH & DOYLE LLP
3141 Walnut Street, #101
Denver, CO 80205

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Eighty Thousand Four Hundred Ninety-Seven And No/100 DOLLARS (\$180,497.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Amy H. Fleming Formerly Known As Amy C. Hackman and Casey J. Fleming, as joint tenants, with right of survivorship** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Cerberus SFR Holdings III, L.P., a Delaware limited partnership** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

Lot 5, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama

BEING the same which Bryan E. Kline, an unmarried man by Deed dated December 21, 2006 and recorded December 27, 2006 in the County of Shelby, State of Alabama in 200612270002006628360 conveyed unto Amy C. Hackman and Casey J. Fleming, as joint tenants, with right of survivorship.

For Informational Purposes Only:
Parcel Identification Number: 13 8 27 1 005 005.000

Also known by street and number as: 131 Roy Ct, Helena, AL 35080
Parcel Identification Number: 13 8 27 1 005 005.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 12 day of August, 2019.

Amy H. Fleming Formerly Known As Amy C. Hackman
Amy H. Fleming Formerly Known As Amy C.
Hackman

Casey J. Fleming
Casey J. Fleming

NC

STATE OF ~~ALABAMA~~

COUNTY OF Pitt

The foregoing instrument was acknowledged before me this 12 day of August, 2019, by Amy H. Fleming Formerly Known As Amy C. Hackman and Casey J. Fleming

Wanda L. Eastwood
Notary Public

Witness my hand and official seal.
My Commission Expires: 11-9-2019

Wanda L Eastwood
NOTARY PUBLIC
Pitt County, NC
My Commission Expires 11/9/2019

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Amy H. Fleming and Casey J. Fleming

Mailing Address: 426 Lee St
Greenville, NC 27858

Property Address: 131 Roy Ct
Helena, AL 35080

Grantee's Name: Cerberus SFR Holdings III, L.P., a
Delaware limited partnership

Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067

Date of Sale: August 14, 2019
Total Purchase Price: \$180,497.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
- ☒ Sales Contract
- ☐ Closing Statement
- ☐ Appraisal
- ☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 8/12/2019

Unattested (verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2019 01:17:55 PM
\$202.50 CHERRY
20190814000295530

Amy H. Fleming Casey J. Fleming

Print:

Sign: Amy H. Fleming Amy J. Fleming

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Boyd